Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $393,250.00

Affiant

Subscribed and sworn to before me, this 17th day of May 2013.

Notary Public
My commission expires: _____

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014

BILL GARRETT, Davidson County
Trans:T20130043323 DEEDWARR
Recvd: 05/23/13 13:43 2 pgs
Fees:13.00 Taxes:1455.03
20130523-0052346

Address of New Owner:	Send Tax Bills to:	Tax Information
Robert O. Walker 1705 Kingsbury Drive Nashville TN 37215	New owner	158-12-0/7.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Marion Armstrong and wife Amelia Armstrong hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Robert O. Walker and Anna M. Walker, husband and wife hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 543 on the plan of Hillsboro Park, Section 13 of record in Book 4175 page 19 and 20 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description and also described as follows:

Said lot No. 543 fronts 157.92 feet on the westerly margin of Kingsbury Drive and extends back 437.5 feet on the northerly line and 523.1 feet on the southerly line to a dead line.

Being the same property conveyed to Marion V. Armstrong and spouse Amelia Nutt Armstrong by deed from Timonthy J. Ranval and spouse Jo F. Ranval of record in Book 9703 page 614 Register's Office for Davidson County, Tennessee and dated 6/15/95.

This conveyance is made subject to the following: 1) 2013 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Hillsboro Park Section 13 of record in Book 4175 Page 19 & 20 Register's Office for Davidson County, Tennessee 3) Restrictive covenants of record in Book 4242 Page 811

This property is improved property known as 1705 Kingsbury Drive, Nashville, Tennessee 37215

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 17th day of May, 2013.

Marion Armstrong

Amelia Armstrong

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marion Armstrong and Amelia Armstrong, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 17th day of May, 2013.

Notary Public

My Commission expires: 2/23/15



FILE NO: 07634